

**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Rami Talleh, Senior Planner
DATE: November 5, 2008

SUBJECT: **COASTAL DEVELOPMENT PERMIT NO. 2008-016 (HUNTINGTON BEACH ENTRY NODE SIGN)**

LOCATION: 22750 Pacific Coast Highway (north side of Pacific Coast Highway, between Brookhurst Street and the Santa Ana River)

Applicant: City of Huntington Beach, Public Works Department, 2000 Main Street, Huntington Beach, CA 92648

Property Owner: City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648

Request: To permit the construction of an 11 ft. height entry node sign within the Pacific Coast Highway public right-of-way.

Environmental Status: This request is covered by Categorical Exemption, Section 15311, Class 11, California Environmental Quality Act.

Zone: Right-of-Ways and Bridges

General Plan: Right-of-Ways, Bridges, and Channels

Existing Use: Pacific Coast Highway public right-of-way

RECOMMENDATION: Staff recommends approval of the proposed project based upon the following findings:

SUGGESTED FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Zoning Administrator finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15311 of the CEQA Guidelines, because the project involves the construction of an entry node sign for the City of Huntington Beach.

SUGGESTED FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 2008-016:

1. Coastal Development Permit No. 2008-016 for the development project, as proposed, conforms with the General Plan, including the Local Coastal Program. The project is consistent with the Coastal Element Land Use Policy C 1.1.1 to encourage development within, contiguous to or in close proximity to existing developed areas able to accommodate it.
2. The project is consistent with the requirements of the CZ Overlay District, the base zoning district, as well as other applicable provisions of the Municipal Code. The proposed sign is located within the Pacific Coast Highway right of way and serves as an entry node sign for the City of Huntington Beach. The sign conforms to all requirements for construction within the right-of-way areas.
3. At the time of occupancy the proposed development can be provided with infrastructure in a manner that is consistent with the Local Coastal Program. The proposed project will be constructed in an urbanized area with direct access from an existing public street and with all necessary services and infrastructure available including water, sewer, and roads.
4. The development conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act. The structure will not encroach into the roadway and therefore will not obstruct vehicular access.

SUGGESTED CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 2008-016:

The site plan and elevations received and dated September 4, 2008, shall be the conceptually approved design.

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.